



Walkers Carpets

Anchor Service Station, 18 Holywell Road, Flint, Flintshire, CH6 5ES

Freehold £450,000

- North Wales town of Flint
- Two commercial buildings on approximately 0.30 acres of land
- Development opportunity
- Prime position adjacent to retail park
- Retirement sale
- Sold with vacant possession

Ref: 94937

01512 204879

northwest@sidneyphillips.co.uk

SP Sidney
Phillips

LOCATION

Walkers Carpets is located in the Flintshire town of Flint. The town lies on the Dee Estuary and is within easy reach of Mold, The Wirral and Merseyside.

The property lies on the A548, directly facing a retail park which includes McDonalds, Sainsburys and Asda. The A55 North Wales Expressway and the A494 are close by, giving easy access to Chester and The Wirral. Flint train station is a short, five minute walk away.

Walkers Carpets sits on a site extending to approximately 0.30 acres and comprises a main showroom, an additional outbuilding/showroom and a large car park for approximately 50 vehicles. Both buildings are of brick construction with flat roofs. The premises briefly comprises:

TRADE AREAS

Main open plan SHOWROOM with MANAGER'S OFFICE and STORE/SHED. There is shutter access to the side of the property and shutter access to the front. WC offset.

Brick built SHOWROOM which is currently used for storage.

EXTERNAL

Sizeable CAR PARK to accommodate approximately 50 vehicles.

THE BUSINESS

Walkers Carpets has been trading for over 30 years and our client now wishes to sell in order to retire. This is an exciting opportunity for a developer to purchase a sizeable piece of land in a prime, A road position, close to multiple industrial estates and retail parks. It may suit a large coffee or supermarket chain or a fast food outlet. Much development is ongoing in the immediate area.

No trading accounts are available.

To be sold with vacant possession.

PLANNING

Planning permission has previously been granted for retail units and supermarkets. This planning consent has now lapsed.

TENURE & PRICE

Freehold £450,000.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

SERVICES

All mains services are connected.

Local Authority: Flintshire County Council, Mold Road, Alltami Depot, Alltami, Flintshire, CH7 6LG

Rateable Value: £8,900 as at 01 April 2023.

EPC Rating: D



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons

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